

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 370004
Birmingham, AL 35237

Send Tax Notice To:

Gary Nichols
P.O. Box 454
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of Six Hundred Thirty-two Thousand and No/100 Dollars (\$632,000.00), and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I,

Thomas F. Matthews, Jr., a married man,

(herein referred to as Grantor), grant, bargain, sell and convey unto,

Gary Nichols and James R. Hicks,

(herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE LEGAL ATTACHED AS EXHIBIT A.

Mining and mineral rights excepted.

Subject to any and all easements and restrictions of record.

The subject property is not the homestead of the Grantor or his spouse.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 352, Page 818.

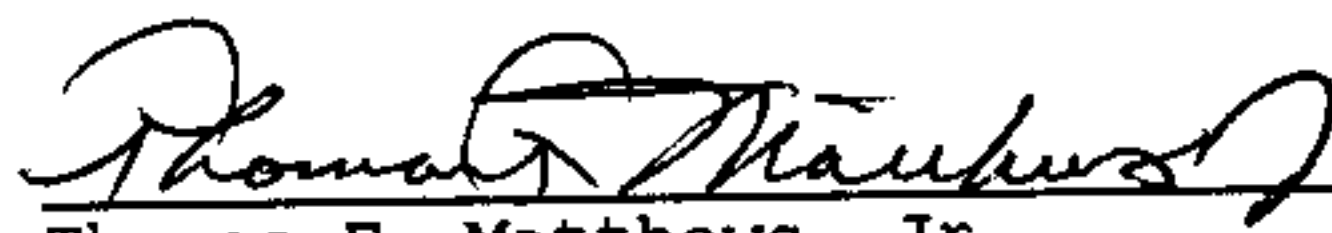
Restrictions and covenants appearing of record in Real Volume 265, Page 628.

Subject to sewer easements and an encroachment by DeShazo Crane Company of a fence and a curb located on the north end of Airpark Industrial Road. Such encroachments and the location of the sewer easements, which Seller believes have not been recorded, are as described on a May 8, 2000 survey by Survconn, which at the closing has not been recorded. The Purchasers have been furnished copies of sewer easements dated September 8, 1997 and the 7th day of December 1999 as well as the boundary survey referred to herein. It shall be the responsibility of Purchasers to record such survey and if the sewer easements are not recorded, may be recorded at the discretion of Purchasers.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

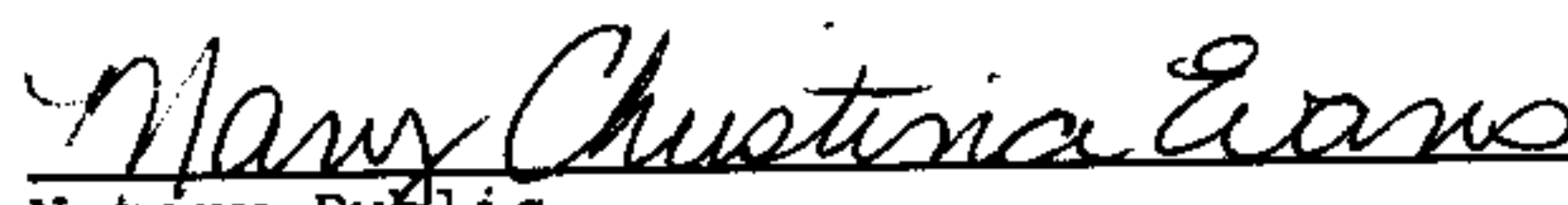
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of May, 2000.

 (Seal)
Thomas F. Matthews, Jr.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas F. Matthews, Jr. whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of May, 2000.


Notary Public

[SEAL]

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 20, 2003
BONDED BY NOTARY PUBLIC UNDERWRITERS

01/15/2002-02687
02:18 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
646.00

Inst # 2002-02687

EXHIBIT A

Beginning at the Southeast corner of the NE 1/4 of the SW 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run thence North 88 degrees 41 minutes 56 seconds West along the South line of said quarter-quarter 698.82 feet to a crimped pipe corner on the Easterly Right of Way line of Interstate Highway No. 65 in a curve to the left having a central angle of 01 degrees 13 minutes 19 seconds, a radius of 7,799.55 feet and an arc distance of 166.35 feet; thence run on a chord bearing of North 35 degrees 19 minutes 23 seconds West a chord distance of 166.35 feet to a concrete monument corner; thence run North 45 degrees 24 minutes 40 seconds West a distance of 60.95 feet to a concrete monument corner; thence run North 35 degrees 57 minutes 50 seconds West along the said Easterly right of way line of said Interstate Highway No. 65 a distance of 1,496.30 feet to a concrete monument corner on the North line of the Southwest quarter of said Section 18; thence run South 87 degrees 59 minutes 14 seconds East along said North line of said quarter a distance of 1,628.56 feet to an old axle corner; thence run South 01 degrees 40 minutes 11 seconds West 468.23 feet to a rebar corner; thence run South 88 degrees 31 minutes 06 seconds East 766.20 feet to a rebar corner; thence run South 02 degrees 18 minutes 32 seconds East 817.95 feet to a rebar pin corner on the North end of Airpark Industrial Road; thence run South 87 degrees 39 minutes 26 seconds West 29.62 feet to a rebar corner; thence run South 02 degrees 20 minutes 34 seconds East 16.50 feet to a rebar corner at the beginning of a cul-de-sac curve to the left having a central angle of 48 degrees 50 minutes 48 seconds and a radius of 70.0 feet; thence run South 87 degrees 39 minutes 26 seconds West along the North line of Lot 11 of Airpark Industrial Complex a distance of 631.11 feet to a rebar corner; thence run North 01 degrees 02 minutes 24 seconds West a distance of 46.07 feet to the point of the beginning.

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 646.00